

EXECUTIVE SUMMARY

This Executive Summary has been prepared in accordance with Section 15123 of the State California Environmental Quality Act (CEQA) Guidelines. This Draft Supplemental Environmental Impact Report (SEIR) has been prepared by the County of Los Angeles Department (County) to analyze the potential impacts of implementing the first phase (Phase One) of the previously adopted NorthLake Specific Plan (Specific Plan).

ES-1 PROJECT BACKGROUND

In 1992, the County adopted the NorthLake Specific Plan. The Specific Plan established land use designations and development standards for an approximate 1,330-acre area within Grasshopper Canyon that previously was limited to non-urban/agricultural zoned development. In conjunction with consideration of the Specific Plan project, the NorthLake Specific Plan EIR (SP EIR) (SCH #1988071329) was certified in 1992 as a Program EIR. As defined in the CEQA Guidelines (Section 15168), a Program EIR is an EIR prepared on a series of actions that can be generally characterized as one large and related project. The Program EIR is used with later/subsequent activities to determine whether additional environmental documentation will be necessary and/or to simplify the scope of additional environmental documentation.

The current Project (described in detail in Section 3.0, Project Description) would implement Phase One of the Specific Plan. As the Lead Agency responsible for CEQA compliance, the County reviewed the need for additional environmental documentation to tier off of the Program EIR to address implementation of Phase One. Because a Program EIR (the SP EIR) was already completed to address the development of the adopted NorthLake Specific Plan and because there have been minor additions and changes to the NorthLake Specific Plan development project description and environmental conditions since its adoption, the County determined that a Supplemental EIR should be prepared. Therefore, this Draft SEIR will perform two functions: it will serve to update information included in the previously approved SP EIR and it will provide project-specific analyses of environmental effects associated with the current Phase One project.

ES-2 PROJECT SUMMARY

The NorthLake Specific Plan site comprises approximately 1,330 acres of undeveloped land east of Interstate 5 (I-5), west of Castaic Lake, and north of the community of Castaic, California in unincorporated Los Angeles County. The proposed project involves: 1) amendments to both the Specific Plan and Development Agreement to remove the requirement to construct a golf course, permit schools serving grades kindergarten through 8th, provide flexibility to locate the required library site within the Specific Plan area or off-site in close proximity to the Specific Plan area, and to modify the recycled water system for the golf course and landscape irrigation;¹ 2) approval of two separate Conditional Use Permits, one for Site Plan Review of VTTM 51852 and the other for related grading and infrastructure improvements on adjacent Hillside Management Areas that fall outside the Specific Plan boundary; 3) approval of VTTM 51852 to subdivide the Phase One area into approximately 1,151 lots; and 4) approval of various encroachment permits and service district annexations.

¹ Upon coordination with the County, it was determined that the optional wastewater treatment plant would not be constructed on-site, and that the site would be served through annexation to Santa Clarita Valley Sanitation District. Since reclaimed water will no longer be generated on-site, reclaimed water usage for landscape irrigation will be delayed until County facilities can support reclaimed water use at the project site.

The proposed project involves a modification to the Specific Plan land uses that substitutes the golf course with the provision of recreational amenities dispersed throughout the entire 1,330-acre Specific Plan area. This modification necessitates a Specific Plan Amendment to address adjustments to the recreational uses including the elimination of a golf course use and replacement with a range of other recreational/open space amenities, including a mixture of sizes and types of parks suitable for a variety of ages and activity levels of project residents. More detail on the requested Specific Plan Amendment is provided in the following section.

The proposed project also involves development on approximately 670 acres of the Phase One area to be implemented as depicted on Vesting Tentative Tract Map (VTTM) No. 51852, the CUP/Site Plan Review, and the CUP for grading at the borrow site. Additionally, an Amendment to the Development Agreement is proposed.

Consistent with the prior approval, implementation of VTTM 51852 involves site grading that would fill in a portion of Grasshopper Creek Canyon to enable development in this area, including the grading of earth to be used for project fill from an adjacent approximately 77-acre borrow site that is part of a larger 140-acre parcel owned by the Applicant. The borrow site lies outside of, but adjacent to, the eastern boundary of the Specific Plan area and within a designated "Hillside Management Area." A Conditional Use Permit for Hillside Management Area (RCUP 200400015) will address the grading requirements for earth removal at the borrow site.

Project grading for all areas within Phase One and the borrow site will require the relocation of some existing on-site easements, pipelines, and utilities to accommodate the proposed cut depths and site plan configuration. An existing crude oil pipeline easement containing two oil pipelines that traverse the entire north-south length of the Specific Plan area will be relocated approximately 1,500 to 2,000 feet east of the property within the Castaic Lake State Recreation Area. One line will be relocated to the new easement and the second line will be truncated. An existing telecommunications/cable line that runs adjacent to the oil pipeline easement will be relocated under Ridge Route Road once this road has been realigned. An approximate ½-mile segment of an existing 34-inch natural gas pipeline currently located within Ridge Route Road will be relocated when the new alignment of Ridge Route Road is completed. Finally, three electrical transmission lines, operated by Southern California Edison and located in an easement and separate adjacent alignment along the project site's western edge parallel to Ridge Route Road, will be modified to reflect the final grading elevations and the site plan configuration. Within an approximate ½-mile segment, the height of the electric transmission towers will be raised and/or lowered to maintain safe clearance from the final grade elevation. Two or three of the towers, dependent on final engineered plans, will be shifted from their current alignment where the old towers will be demolished and new towers will be constructed to circumvent a residential planning area.

Extension of all utilities and some services to the project site will also be necessary to accommodate project implementation. To facilitate the provision of utilities and services, annexation to the Santa Clarita Valley Sanitation District and the Consolidated Sewer Maintenance District will be required. Other incidental approvals that have been issued (i.e., 404 Permit, 1602 Streambed Alteration Agreement, and 401 Certification) are required to authorize development that will affect resources under regulatory agency control. Additionally, annexation to the appropriate service and financing districts, such as the Consolidated Fire Protection District of Los Angeles County, will be required as appropriate.

ES-3 PROJECT IMPACTS AND MITIGATION PROGRAM

Table ES-1 at the end of this section provides a summary of the potential environmental effects of the proposed project, the recommended mitigation program, and identifies any unavoidable

adverse impacts. The reader is referred to the full text of this Draft SEIR as well as the technical appendices for a description of the environmental effects of the proposed project and the recommended mitigation measures.

ES-4 PROJECT ALTERNATIVES

Section 6.0 of this SEIR includes an analysis of a reasonable range of alternatives that could feasibly attain the basic objectives of the project. The following three alternatives to the proposed project area evaluated in this Draft SEIR:

- Alternative 1: Existing Specific Plan
- Alternative 2: Reduced Development Footprint
- Alternative 3: Reduced Development Intensity

Section 6.0, Alternatives, provides a description and a comparative analysis of each alternative to the proposed project in accordance with Section 15126.6 of the State CEQA Guidelines.

ES-5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Section 15123 of the CEQA Guidelines requires that an EIR identify areas of controversy and issues to be resolved which are known to the lead agency, including issues raised by other agencies and the public. Areas of controversy associated with the proposed project are known through the responses to the Notice of Preparation (NOP), the input solicited during the public scoping meeting held on September 9, 2004, as well as through an understanding of the issues in the area. The NOP/Initial Study and NOP response letters are included in Appendix A of this Draft SEIR.

The NorthLake Phase One project proposes to remove a golf course, previously required through the 1992 approval, in favor of a range of other public-inclusive recreational facilities. The proposed removal of the golf course has raised community concern. This concern constitutes a land use/policy issue to be evaluated by the Regional Planning Commission and the Board of Supervisors when considering the overall project.

The CEQA impact for the Project as proposed is evaluated in this SEIR.

Many of the issues raised through the public process have been addressed through the SEIR; however, the elimination of the previously approved golf course remains a potential area of controversy and an issue for resolution. Reconciliation of this issue will be resolved through the land use decisions ultimately decided for the proposed project through the Los Angeles County Board of Supervisors. No other outstanding issues are known.

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**TABLE ES-1
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.1 Geotechnical Hazards			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).		<p>SP 4.1-1 All certified artificial fill and alluvium shall be removed and recompact to the required maximum density.</p> <p>SP 4.1-2 All organic material shall be removed prior to grading certification.</p> <p>SP 4.1-3 Proposed cut and fill slopes shall be stabilized to the satisfaction of the County Engineer.</p> <p>SP 4.1-4 Existing landslides of a potentially hazardous nature shall be properly stabilized, removed, or left in open space per the requirements of subsequent Geology Reports.</p> <p>SP 4.1-5 All future cut/fill slopes shall be landscaped to reduce potential increases in erosion.</p> <p>SP 4.1-6 All onsite drainage shall conform to the approved Drainage Concept Plan to reduce potential erosion impacts.</p> <p>SP 4.1-7 Slopes over 30 feet high shall be designed with a concrete drainage device to carry water off graded slopes to minimize erosion.</p> <p>SP 4.1-8 Subdrains shall be installed upon encountering groundwater during excavation operations.</p>	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> All grading operations will be conducted in conformance with the Los Angeles County Grading Ordinance. [This mitigation measure will be revised and/or replaced with Mitigation Measures 4.1-1 and 4.1-2 shown below.] All grading activities will adhere to the recommendations included within the current and subsequent geotechnical reports. [This mitigation measure will be revised and/or replaced with Mitigation Measures 4.1-1, 4.1-2, and 4.1-3 shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required		None	

TABLE ES-1 (Continued)
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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
I 4.1-1 The project site contains bedrock materials and soils with significant expansion potential.	Potentially significant	<p>MM 4.1-1 All grading for the project (including grading at the borrow site and off-site improvement sites) shall be performed under the observation and testing of the Project Soils Engineer and Engineering Geologist and/or their authorized representative, as set forth in measure B1 of the Geotechnical Report prepared by Pacific Soils Engineering, Inc. for the proposed project (dated February 13, 1998) to the satisfaction of Los Angeles County, Department of Public Works.</p> <p>MM 4.1-2 All earth-moving activities for the project (including activities at the borrow site and off-site improvement sites) shall be conducted in conformance with all recommendations (including A1–A17; B1–B9; C1–C9; D1–D7; and E1–E6) set forth in the geotechnical reports and updates prepared by Pacific Soils Engineering, Inc. for the proposed project (dated February 13, 1998 and November 24, 2003), including those measures (D3 through D5) that specifically address hazards due to presence of expansive soils. This shall be done to the satisfaction of the County of Los Angeles Department of Public Works, who will monitor earth-moving activities. This measure primarily includes (but is not limited to) replacing excavated materials that exhibit expansion potential with compacted fill material; this shall be done to depth and distance specified by the soils engineer in order to provide suitable bearing support. These measures also include an assessment of soil chemistry and the use of a sulfate-resistant concrete mix. This measure applies to the VTTM 51852 area, borrow site and off-site improvement sites associated with Phase One implementation.</p>	Less than significant
I 4.1-2 The project site contains compressible alluvial materials that are generally unsuitable for the support of engineered fill and/or structures.	Potentially significant	<p>Implementation of Mitigation Measures MM 4.1-1 and MM 4.1-2 provided above would reduce impacts from compressible alluvial materials. In addition, the follow mitigation is recommended:</p> <p>MM 4.1-3 Removal of alluvial and colluvial soils shall be required during grading for the project prior to fill replacement to the satisfaction of the Los Angeles County Department of Public Works (LACDPW). The removed soil shall be re-compacted as engineered fill in accordance with all recommendations concerning earthmoving (including A1–A17; B1–B9; C1–C9; D1–D7; and E1–E6) in the geotechnical reports and updates prepared by Pacific Soils Engineering, Inc. for the proposed project (dated February 13, 1998 and November 24, 2003). The</p>	Less than significant

TABLE ES-1 (Continued)
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		specific depth and extent of removals shall be determined during grading based upon observation and testing by the on-site Geotechnical Engineer or his/her designee, who will monitor grading activities. Removal of compressible materials shall be required in areas planned for development. This measure applies to the VTTM 51852 area, borrow site and off-site improvement sites associated with Phase One implementation.	
I 4.1-3 There is the potential for seismic ground rupture within the limits of the project site.	Less than significant	None required	Less than significant
I 4.1-4 The proposed project site is subject to liquefaction, slope instability, and landslides	Potentially significant	<p>Implementation of Mitigation Measure MM 4.1-1 above would reduce impacts from liquefaction, slope instability, and landslides. Mitigation Measure MM 4.1-4 below is recommended to ensure the completion of landslide evaluation prior to site development. In addition, Mitigation Measure MM 4.1-5 below would ensure implementation of the standard condition of approval described above regarding settlement monitoring, as recommended in the geotechnical report.</p> <p>MM 4.1-4 Prior to issuance of the grading permit, the existing landslides that would affect the proposed grading scheme shall be evaluated by a registered Geotechnical Engineer under both static and psuedostatic (seismic) conditions. The findings shall be incorporated into a written report and submitted to the County of Los Angeles Department of Public Works for review, approval, and incorporation into the Final Grading Plan, which will then be given to the Applicant/Grading Contractor who will implement it. This measure applies to the VTTM 51852 area, borrow site and off-site improvement sites associated with Phase One implementation.</p> <p>MM 4.1-5 To ensure the stability of deep fills (more than 100 feet deep), a post-grading settlement monitoring program shall be implemented, as set forth in measure C3 of the Geotechnical Report prepared by Pacific Soils Engineering, Inc. for the proposed project (dated February 13, 1998), to the satisfaction of Los Angeles County, Department of Public Works. A lot shall not be released for construction prior to the conclusion of the settlement monitoring program with satisfactory results. This measure applies to the</p>	Less than significant

TABLE ES-1 (Continued)
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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		VTTM 51852 area, borrow site and off-site improvement sites associated with Phase One implementation.	
14.1-5 Construction activities may increase the potential for erosion	Less than significant	None required	Less than significant
4.2 Flood and Hydrology			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).		SP 4.2-1 County-approved onsite drainage improvements of inlet/outlet structures and storm drains shall be implemented. SP 4.2-2 Debris basins shall be installed as required. SP 4.2-3 Inlet structures and street maintenance shall reduce impacts of sediment and runoff contaminants discharge.	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> Cut and fill slopes shall be landscaped to reduce potential increases in runoff and erosion. [This mitigation measure has now been revised and/or replaced with Mitigation Measure 4.2-1 shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
14.2-1 The proposed project will alter the existing drainage pattern of the site, including the alteration of the course of a stream or river, and may substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site.	Less than significant	No mitigation is required; however, to ensure that impacts remain less than significant the following standard condition of approval is recommended as a Mitigation Measure. MM 4.2-1 The Applicant shall submit a finalized Drainage Concept Plan to the Los Angeles County Department of Public Works (LACDPW) for review and approval prior to issuance of a grading permit (a draft Drainage Concept Plan has been submitted with the Tract Map and has received concurrence from the LACDPW). The final plan shall include the following: a. Details of improvements and location of the inlet and outlet structures, debris basins, storm drains, and other stormwater control features as required by the LACDPW. b. Proposed landscaping in accordance with the Landscape Plan required pursuant to MM 4.2-2 for cut-and-fill slopes to reduce potential increases in runoff and erosion as required by the Los Angeles County Department of Regional Planning, LACDPW, and County Fire Department;	Less than significant

TABLE ES-1 (Continued)
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		<ul style="list-style-type: none"> c. Details of a street maintenance plan to reduce impacts of discharged sediment and runoff contaminants as required by LACDPW. d. Requirements for the removal of debris and sediment from newly installed drainage facilities as required by LACDPW. e. Details of plan to reduce impacts of downstream erosion due to decreased sediment deposition (de-bulking) from stormwater control features as required by LACDPW. 	
<p>I 4.2-2 The proposed project will alter the existing drainage pattern of the site, including the alteration of the course of a stream or river, in a manner that may result in substantial erosion or siltation on or off site.</p>	Potentially significant	<p>As a standard condition of approval, prior to the issuance of a grading permit, the Project Applicant shall be responsible for filing a Notice of Intent and the appropriate fees to the SWRCB in order to obtain coverage under the NPDES General Construction Permit for construction activities. Pursuant to the permit requirements, the Project Applicant shall develop a Stormwater Pollution Prevention Plan that incorporates Best Management Practices for minimizing construction-related pollutants in site runoff. Additionally, the following mitigation measures are recommended to ensure that potential impacts related to on-site erosion subsequent to grading of manufactured slopes and off-site impacts to the downstream watershed, respectively, are less than significant.</p> <p>MM 4.2-2 Prior to issuance of the grading permit, the Landscape Plan (including details of the plant materials, placement, and maintenance of all vegetated slopes) shall be reviewed and approved by the Fire Department, the Department of Regional Planning, and the Project Biologist. The Landscape Plan shall be prepared for all manufactured slopes within the VTTM 51852 and adjacent remedial areas and shall be approved by the County prior to issuance of the first grading permit. All manufactured slopes shall be landscaped upon completion of manufactured slope construction. The Landscape Plan shall incorporate only native vegetation on all manufactured slopes in order to stabilize soil surfaces, minimize erosion potential, and reduce the potential for the introduction of invasive plant species into natural areas. This measure applies to the VTTM 51852 and adjacent remedial areas.</p> <p>MM 4.2-3 Prior to final tract map approval, the hydromodification study for the proposed VTTM 51852 development shall be reviewed and approved by both the County of Los Angeles and the State of California and engineering measures recommended in the approved</p>	Less than significant

TABLE ES-1 (Continued)
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		<p>hydromodification study to ameliorate downstream watershed impacts shall be reflected in the final plans and specifications. It is anticipated that the engineering measures from the hydromodification study will consider the applicability of the following techniques:</p> <ul style="list-style-type: none"> • Streambed/Bank Structural Stabilization measures including streambed grade stabilization structures, boulder/rock chutes, bendway rock weirs and rock step pools; • Hydrologic/Sedimentation modifications including armoring, sediment bypass, detention, and flow bypass systems; • Vegetative Control/Bioengineering including vegetative plantings and vegetated armoring techniques; and • Natural Streambed/Erosion Monitoring to implement an Adaptive Management Program after hydromodification programs have been constructed. This program will allow for changes in the stream character to be quantified over time so that refinement of the mitigation measures can be completed thereby ensuring that the stream character is not degraded. 	
I 4.2-3 The proposed project will create or contribute runoff water that may exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	Less than significant	No mitigation is required; however, as a standard condition of project approval, all on- and off-site flood control improvements necessary to serve the NorthLake Specific Plan shall be constructed in accordance with the requirements of the County of Los Angeles' <i>Manual for the Standard Urban Stormwater Mitigation Plan</i> and reviewed and approved by the County of Los Angeles Department of Public Works, Flood Control Division.	Less than significant
I 4.2-4 The proposed project may place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or	Less than significant	None required	Less than significant

TABLE ES-1 (Continued)
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other flood hazard delineation map and may place structures in an area that would impede or redirect flows.			
I 4.2-5 The proposed project has the potential to expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	Less than significant	None required	Less than significant
4.3 Fire Hazard			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).		<p>SP 4.3-1 Application for annexation to the Consolidated Fire Protection District of Los Angeles County shall be made upon development approval.</p> <p>SP 4.3-2 The Applicant shall comply with applicable requirements of Fire Code Standard No. 13.208 such as fire hydrant spacing, adequate water main capacities and required fire flows.</p> <p>SP 4.3-3 Roofing materials for all structures will comply with the County of Los Angeles Department of Building and Safety requirements for structures within a fire zone 4 classification. Homes shall be equipped with smoke detectors as required by code.</p>	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> The Applicant shall pay developer fees to the fire department in the amount of \$0.1784 per square foot of building space. Based on the Development concept now envisioned, approximately \$1.2 million would be paid to offset potential project-related impacts to fire services. [This mitigation measure has now been revised and/or replaced with Mitigation Measure 4.13-2 provided in Section 4.13, Public Services.] Clearing of brush and vegetative debris will limit fire fuel sources. Fire-prone vegetation in open space areas within a minimum distance of 30 to 100 feet of the proposed limit of development shall be cleared by the project proponent in 	

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		accordance with Section 4219 of the State of California Natural Resources Code. Additional measures proposed within the Fire Management Program for landscaping in the NorthLake Specific Plan will further serve to control potential vegetative fire hazards. The program covers guidelines for three potential fire hazard zones: the physical separation between development and natural open space, slope embankments, and residential development areas. [This mitigation measure has now been revised and/or replaced with Mitigation Measure 4.3-1 shown below.]	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.3-1 The project site is located in a Very High Fire Hazard Severity Zone (Fire Zone 4) and project implementation may expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Less than significant	<p>Although impacts related to fire safety would be less than significant, the following standard condition of approval has been included as a mitigation measure to ensure that impacts remain less than significant.</p> <p>MM 4.3-1 Prior to issuance of grading permits, the Applicant shall prepare and submit a Conceptual Fuel Modification Plan, Irrigation Plan, and Landscape Plan to the LACFD and LADRP for review and approval.</p>	Less than significant
I 4.3-2 Restricted access due to inadequate road lengths, widths, surface materials, turnarounds, or grade may result in a potentially significant fire safety impact.	Less than significant	<p>Although impacts related to emergency access would be less than significant, the following standard condition of approval has been included as a mitigation measure to ensure that impacts remain less than significant.</p> <p>MM 4.3-2 Prior to issuance of grading permits, the Applicant shall submit a Circulation Plan and Emergency Access Plan to the Los Angeles County Fire Department for review and approval.</p>	Less than significant
I 4.3-3 Emergency evacuation may be impeded along project roadways having more than 75 dwelling units on a single access.	Less than significant	None required	Less than significant
I 4.3-4 Adequate fire flow may not be available to serve the project if the project site is located in an area having	Less than significant	None required	Less than significant

TABLE ES-1 (Continued)
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inadequate water and pressure to meet fire flow standards.			
I 4.3-5 The proposed project would result in increased population and daily trips in the area with the potential to interfere with emergency response and evacuation planning.	Less than significant	None required	Less than significant
I 4.3-6 The proposed project would result in an intensification of land uses adjacent to fire-prone wildland areas.	Less than significant	None required	Less than significant
4.4 Noise			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.4-1 Construction activities will temporarily increase ambient noise levels over an approximate three-year time frame.	Potentially significant	<p>MM 4.4-1 All construction equipment including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. This measure applies to all project components related to VTTM 51852, including the borrow site and related off-site improvement areas required for implementation of Phase One.</p> <p>MM 4.4-2 Noisy construction equipment shall be operated as far as practicable from the surrounding residential properties and school campuses</p>	Less than significant

TABLE ES-1 (Continued)
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		except when working in the proximate area. To the extent feasible, intensive noise activity (e.g. operation of earth moving equipment) shall be timed to occur during non-school hours when occurring adjacent to an operational school site. This measure applies to all phases of construction related to project components related to VTTM 51852, including the borrow site, and related off-site improvement areas required for implementation of Phase One. The Developer shall be responsible for monitoring noise mitigations during construction.	
I 4.4-2 Construction activities will temporarily expose people to excessive groundborne vibration or noise levels over an approximate three year time frame.	Less than significant	None required	Less than significant
I 4.4-3 The proposed project would increase noise levels by more than three dB at residences adjacent to Lake Hughes Road east of Castaic Road and at residences adjacent to Ridge Route Road from Castaic Road to Pine Crest Place.	Significant impact	No feasible mitigation measures are available.	Significant impact
I 4.4-4 The proposed project would exceed the thresholds of 65 dB for exterior living areas and 45 dB for interior living areas at future homes adjacent to Ridge Route Road and/or with line-of-sight to the I-5 Freeway.	Significant impact	MM 4.4-3 Applicant shall ensure that all proposed residences adjacent to Ridge Route Road and/or with line-of-site to the I-5 freeway shall achieve an exterior CNEL of 60 dB or less and an interior CNEL of 45 dB or less. Applicant shall implement appropriate mitigation measures necessary to comply with the County's exterior and interior noise standards to the satisfaction of Los Angeles County Department of Health Services. Such measures may include setting back houses from the street, walls, or berms adjacent to the street; locating exterior living areas on the opposite side of the residential structure from the street (where feasible); and installing mechanical ventilation and/or sound-rated windows and doors. Prior to issuance of a building permit, an acoustical study shall be required for all proposed residences adjacent	Less than significant

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		<p>MM 4.4-4</p> <p>to Ridge Route road and/or with line-of-site to the I-5 freeway to determine the exact mitigation measures necessary to achieve compliance with the County's exterior and interior noise standards to the satisfaction of Los Angeles County Department of Health Services. This mitigation measure applies to the VTTM 51852 site.</p> <p>Upon completion of pad grading, the Applicant shall take noise-level measurements and survey conditions at all new residential lots whose main structures are located within 138 feet of the centerline of Ridge Route Road north of Lake Hughes Road. For new lots within 138 feet of this designated road segment, home sites shall be individually assessed for the forecast ambient noise levels within the first 15 feet of proposed patio area and the home interior to determine if the additive noise from anticipated project buildout traffic levels will exceed the noise standard thresholds. If any such home sites are identified as having the potential for ambient noise levels exceeding thresholds, these home sites shall be designed to achieve compliance with the County's noise standards. This measure applies to the VTTM 51852 site.</p>	
I 4.4-5 Residential uses at the proposed project may be exposed to cumulative buildout traffic noise levels that would exceed 60 dB (exterior) and 45 dB (interior).	Significant impact	<p>MM 4.4-5</p> <p>Applicant shall ensure that all proposed residences adjacent to Northlake Boulevard between Ridge Route Road and I Street (VTTM 51852) shall achieve an exterior CNEL of 60 dB or less and an interior CNEL of 45 dB or less. Applicant shall implement appropriate mitigation measures necessary to comply with the County's exterior and interior noise standards to the satisfaction of Los Angeles County Department of Health Services. Such measures may include setting back houses from the street, walls, or berms adjacent to the street; locating exterior living areas on the opposite side of the residential structure from the street (where feasible); and installing mechanical ventilation and/or sound-rated windows and doors. Prior to issuance of a building permit, an acoustical study shall be required for all proposed residences adjacent to Northlake Boulevard between Ridge Route Road and I Street to determine the exact mitigation measures necessary to achieve compliance with the County's exterior and interior noise standards to the satisfaction of Los Angeles County Department of Health Services. This mitigation measure applies to the VTTM 51852 site.</p>	Less than significant

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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.5 Water Quality			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Less than significant	None required	Less than significant
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		None	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.5-1 The proposed project has the potential to violate water quality standards through construction and operational activities on the site.	Potentially significant	<p>MM 4.5-1</p> <p>In order to minimize water quality impacts, the Applicant shall implement several Best Management Practices (BMPs) to the satisfaction of the LACDPW and shall comply with the County's Standard Urban Storm Water Mitigation Plan (SUSMP). BMPs selected by the Project Engineer shall be incorporated into the project Drainage Plan(s) and project design in compliance with Los Angeles County Department of Public Works Manual for the SUSMP (September 2002 or more recent version, if available), which serves as a guideline for compliance with the County's SUSMP.</p> <p>A list of BMPs that could reduce chloride, coliform, nitrate/nitrite, and other pollutants from stormwater runoff on the project site, are listed below. The effectiveness and efficiency of these and other BMPs for treating urban pollutants is highly dependent upon BMP design, soil conditions, and maintenance of the BMP facility. BMPs shall be implemented throughout the project site in accordance with approved Drainage Plans, but would generally be concentrated in the downstream portions of the project area. Implementation of a combination of the following or other equally effective BMPs, implemented in compliance with the County's SUSMP, would reduce water quality impacts to less-than-significant levels.</p> <ul style="list-style-type: none"> • Reduce impervious areas (e.g., pervious paving, construct bio-retention areas between impervious surfaces) • Vegetated swales • Constructed wetlands 	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> Wet detention ponds Dry retention ponds <p>MM 4.5-2 To ensure compliance with Santa Clarita Valley Sanitation District ordinances (effective March 27, 2003), which prohibit the installation of self-regenerating water softener systems within the Santa Clarita Valley area, the project Homeowner's Association CC&Rs will include a condition to specifically notify project residents of the prohibition.</p>	
I 4.5-2 The proposed project has the potential to violate wastewater discharge requirements.	Less than significant	<p>MM 4.5-3 The Applicant shall obtain coverage under the General Industrial Storm Water Permit, including submitting a Notice of Intent and preparing a Storm Water Pollution Prevention Plan for approval by Los Angeles County Department of Public Works. The Applicant shall complete and obtain project coverage under the Industrial Activities Storm Water General Permit prior to construction of any industrial land uses on the project site. This measure applies to the VTTM 51852 site.</p> <p>MM 4.5-4 The Applicant shall obtain an Industrial Wastewater Discharge Permit from the County Sanitation Districts of Los Angeles County prior to operation of any industrial facility. This measure applies to the VTTM 51852 site.</p> <p>MM 4.5-5 Prior to issuance of a grading permit, the Applicant shall obtain approval (or approval shall be eminent) for annexation of the project site into the service area of the Santa Clarita Valley Sanitation District.</p> <p>MM 4.5-6 During construction and implementation, the Applicant shall comply with all applicable NPDES requirements of the California RWQCB and LACDPW. Maintenance of project components and future project occupants shall be expected to comply with all applicable NPDES requirements as well.</p>	Less than significant
I 4.5-3 The proposed project has the potential to cumulatively impact water quality and violate wastewater discharge requirements for general pollutants.	Significant cumulative impact to downstream surface water quality from urban runoff.	No mitigation measures to address cumulative impacts to surface water quality are available.	Significant cumulative impact to downstream surface water quality from urban runoff.

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.6 Air Quality			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	<p>SP 4.6-1 A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects.</p> <p>SP 4.6-2 Energy conservation features as required under Title 24 such as energy-efficient fixtures and appliances shall be utilized to reduce offsite emissions associated with energy production.</p> <p>SP 4.6-3 Equipment not in use for more than 10 minutes shall be turned off. Construction grading shall be discontinued on days forecasted for first-stage alerts.</p>	Less than significant
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> Fugitive dust generated during construction will be controlled in accordance with preventative measures outlined in SCAQMD Rule 403, which requires regular watering for the control of dust. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.6-1, 4.6-4 and 4.6-5 as shown below.] Truckloads of soil shall be sprayed with water or covered with tarpaulins to additionally minimize the generation of dust and dirt from construction operations. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.6-1, 4.6-4 and 4.6-5 as shown below.] Contractors shall prevent dust and dirt from accumulating on walks, roadways, and parking areas and from washing into sewer and storm drain lines through routine cleanup of construction staging area. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.6-1, 4.6-4 and 4.6-5 as shown below.] Construction contracts shall require all contractors to adhere to adopted dust-abatement measures. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.6-1, 4.6-4 and 4.6-5 as shown below.] Diesel-powered construction equipment rather than gasoline-powered equipment shall be used whenever possible to affect exhaust emission reductions and evaporative and crankcase HC (hydrocarbon) emission reductions. [This mitigation measure has now been revised and/or replaced with Mitigation Measure 4.6-4 as shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
I 4.6-1 Construction activities associated with the proposed project would exceed SCAQMD thresholds of significance for the following pollutants: carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NOx), and particulate matter (PM ₁₀).	Significant for CO, VOC, NOx and PM ₁₀	<div data-bbox="764 399 869 423">MM 4.6-1</div> <div data-bbox="953 399 1717 532"> <p>Applicant shall ensure that all grading and construction contractors comply with SCAQMD Rules 402 and 403. A copy of the Air Quality Management District directives for compliance with Rules 402 and 403 shall be provided to all contractors and requirements of said directives shall be discussed at a pre-grade meeting.</p> </div> <div data-bbox="764 553 869 578">MM 4.6-2</div> <div data-bbox="953 553 1717 659"> <p>The Applicant shall comply with Title 24, Part 6, of the California State Energy Commission code, Energy Efficiency Standards for Residential and Nonresidential Buildings, to minimize stationary source air pollutants.</p> </div> <div data-bbox="764 686 869 711">MM 4.6-3</div> <div data-bbox="953 686 1717 1008"> <p>Prior to the issuance of building permits, the Project Applicant or designee shall include in the construction contract that the Construction Contractor is required to implement the following measures:</p> <ul style="list-style-type: none"> • All primers shall contain less than 0.85 pound per gallon (102 grams/liter) VOC. • All top coats shall contain less than 0.07 pound per gallon (8 grams/liter) VOC. • Additionally, pre-coated materials shall be considered to the maximum extent feasible. </div> <div data-bbox="764 1036 869 1060">MM 4.6-4</div> <div data-bbox="953 1036 1717 1373"> <p>Prior to the issuance of grading permits, the Project Applicant or designee shall include language in the Grading Contract that requires the Construction Contractor to implement the measures mentioned below during grading. These measures shall also be discussed at the Pre-Grade Conference.</p> <ul style="list-style-type: none"> • All active areas shall be watered a minimum of three times daily. • Vehicle speed shall be restricted to 15 mph or less while traveling over any unpaved surfaces. • Use low emission mobile construction equipment. </div>	Significant for NOx and PM ₁₀ emissions.

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> • Maintain construction equipment engines in good working condition by keeping them tuned according to the manufacturer's recommendations. • Use low-sulfur fuel for stationary construction equipment. • Utilize existing power sources (i.e., power poles) when feasible. • Configure construction parking to minimize traffic interference. • Minimize obstruction of through-traffic lanes. When feasible, construction should be planned so that lane closures on existing streets are kept to a minimum. • Schedule construction operations that will affect traffic for off-peak hours. • Develop a traffic plan to minimize traffic-flow interference from construction activities and minimize traffic queuing (the plan may include advanced public notice of routing, use of public transportation, and/or satellite parking areas with a shuttle service). • Use cooled exhaust gas recirculation (EGR) on all diesel equipment. • Install particulate filters on all diesel equipment and haul trucks. • Heavy equipment idling shall not be allowed for more than a five-minute duration. • Truck idling shall not be allowed for more than a two-minute duration. • Apply soil stabilizers to inactive areas. • Replace vegetative ground cover in inactive areas quickly, using perennials where possible. 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> • Cover all stockpiles with tarps. • Water all haul roads three times a day. • Construction workers shall wear protective masks. • Grading shall stop when average wind speeds exceed 12 miles per hour. • Grading shall cease in any section of the site adjacent to the existing elementary school (or any other schools constructed near the project site) when the wind is blowing towards the school. • The Project Applicant shall notify the respective school administration(s) when grading activities are planned for the section of the site adjacent to the school(s) so that children can be kept indoors during recess periods. <p>MM 4.6-5 Prior to the issuance of grading permits, the Project Applicant or designee shall include in the construction contract that the Construction Contractor is required to implement the following measures during construction activities:</p> <ul style="list-style-type: none"> • Use up-wind fencing when applicable to prevent material movement on site. • Pre-water prior to earth-moving to maintain soil moisture content at a minimum of 12 percent so as to prevent dust plumes. • Use tarps to cover loads on all haul trucks. • Maintain stockpiles to avoid steep sides or faces. <p>MM 4.6-6 The project would be considered a "large project" under SCAQMD Rule 403. The Applicant shall file a Large Operation Notification Form (Form 403 N) with the SCAQMD. The Applicant shall keep daily records showing adherence to the control measures agreed to by the SCAQMD. The control measures, once approved, will require incorporation into plan within 30 days. If disapproved, the Applicant</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		may resubmit the plan anytime after disapproval or comply with conditions of disapproval with 7 days of receipt. Furthermore, plans must be resubmitted annually at 60 days prior to expiration or it will become ineffective. The newly revised Rule 403 Implementation Handbook contains compliance guidelines for large operations.	
I 4.6-2 Ongoing occupation and operation of the proposed project would exceed the SCAQMD thresholds of significance for the following pollutants: carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NOx), and particulate matter (PM ₁₀) on a regional scale.	The 2003 AQMP has been adopted as the regional SIP. As such, there is a less-than-significant air quality impact.	None required. However, the following site-specific mitigation measure has been included to encourage alternative transportation. MM 4.6-7 Prior to issuance of building permits, the Project Applicant or designee shall demonstrate that the following measures have been incorporated into the site plan and/or construction plans: <ul style="list-style-type: none"> • Provide walking paths between the planned residential areas, recreational amenities, and adjacent land uses. • Install a bus stop shelter along Ridge Route Road if this route receives or shall receive bus service. 	Less than significant
I 4.6-3 Anticipated exceedances of significance thresholds for CO, VOC, NOx, and PM ₁₀ during construction and operation of the proposed project would contribute to a regionally significant cumulative impact.	Significant impact	These impacts are considered unavoidable; therefore, there are no mitigation measures available for cumulative air quality impacts.	Significant impact
4.7 Biological Resources			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	SP 4.7-1 Maximum effort shall be exercised during construction to restrict vehicle transportation routes and trips to a minimum number. Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading. SP 4.7-2 Drainage from streets and paved surfaces shall be subject to debris basins, energy dissipaters and grease traps or distilling basins, as needed, to prevent pollution and flooding of the downstream off-site riparian habitats. Final drainage-system improvements shall be	Significant impact

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		implemented in accordance with the final drainage concept to be approved by the County of Los Angeles Department of Public Works.	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> A revegetation program shall be implemented in accordance with the landscape palette developed for the Specific Plan on all graded areas not utilized for improvements of structures. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.7-1 through 4.7-5 shown below.] In development areas bordering on natural open space, a fuel modification/transition zone shall be designed to buffer developed areas with more urbanized landscaping from natural habitats. This will reduce impacts associated with differing irrigation needs and invasion by introduced species. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.7-11 and 4.7-13 shown below.] Removal of approximately 13 acres of riparian habitat will require coordination with the California Department of Fish and Game and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: 1) project alteration to avoid impacting the onsite riparian habitat; 2) the onsite creation of at least an equal amount of equal quality habitat; 3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and 4) creation of offsite habitat where none currently exists. Final mitigation requirements shall be determined through consultation with the appropriate agencies. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.7-1 through 4.7-5 shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required.		<ul style="list-style-type: none"> The proposed golf course, running through the central portion of the project site, may provide a wildlife corridor among adjacent habitats. 	
I 4.7-1 The proposed project would result in the direct loss of vegetation and wildlife habitat and modification of the project site to support development with urban uses and non-native landscaping.	Significant impact	MM 4.7-1 Coastal sage scrub shall be preserved or restored either on site or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP). The replacement ratio shall be no less than 1:1 to ensure no net loss of habitat. A Restoration Program shall be implemented in accordance with a landscape palette to be approved by the LACDRP. The Restoration Program shall be developed by a qualified Biologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified Biologist. Restoration shall consist of seeding and planting containers of appropriate sage scrub species. If appropriate for the restoration site location, southern California black walnut, Peirson's morning-glory, and vernal barley shall be incorporated	Significant impact

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>into the species palette; the seeds/trees shall be from a local source (within 10 miles of the restoration site location) to ensure genetic integrity. The detailed Restoration Program shall include the following items:</p> <ul style="list-style-type: none"> • The responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan shall also be specified. • The site(s) for mitigation, which shall be determined in coordination with the Project Applicant or designee and LACDRP and located in dedicated open space area(s), and shall be contiguous with other natural open space areas. • Site preparation activities, which shall include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e., duff); 4) soil treatments (i.e., imprinting, decompacting); 5) erosion-control measures (i.e., rice or willow wattles); and 6) seed mix application. • Establishment of restoration and/or revegetation site(s), which shall be conducted to coincide with the fall/winter rains (i.e., November 1–February 1). Seeding and planting of container plants shall take place immediately after preparation of the restoration site(s). • A Maintenance Plan, which shall include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. • A Monitoring Plan, which shall include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria, as approved by the LACDRP, 4) monthly reports for the first year and reports every other month thereafter (i.e., six times per year), and 5) annual reports which shall be submitted to 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>LACDRP for five consecutive years after initial planting. The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards.</p> <ul style="list-style-type: none"> Long-term preservation of the site, which shall be outlined in the Conceptual Mitigation Plan to ensure that the mitigation site is not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the site. Performance standards, which shall be identified and shall apply to the revegetation of sage scrub. Revegetation shall be considered successful at five years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas. <p>MM 4.7-2 Foothill needlegrass grassland shall be preserved or restored on site or off site at a ratio directed by LACDRP. The replacement ratio shall be no less than 1:1 to ensure no net loss of habitat. The replacement ratio shall also be no less than 6.5 acres of habitat per burrowing owl location impacted (individual or pair using the same burrows). A native grass restoration program shall be developed by a qualified Biologist, submitted for review and approval to LACDRP prior to issuance of grading permits, and implemented by a qualified Biologist. The grassland mitigation plan shall also provide mitigation for the loss of burrowing owl habitat; therefore, site selection measures shall include considerations that will influence the site's suitability for burrowing owl. Restoration shall consist of seeding with appropriate needlegrass species. If appropriate for the restoration site location, round-leaved filaree, Peirson's morning-glory, and vernal barley shall be incorporated into the species palette; the seeds shall be from a local source (within 10 miles of the restoration site location) to ensure genetic integrity. A detailed Restoration Program shall contain the following items:</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> The responsibilities and qualifications of the personnel that will implement and supervise the plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan shall also be specified. The site(s) for mitigation, which shall be determined in coordination with the Project Applicant or designee, and LACDRP, and qualified Biologist(s) specializing in native grassland restoration, the special status plant species listed above, and the burrowing owl. <ul style="list-style-type: none"> The site(s) shall be located within dedicated open space area, contiguous with other natural open space area(s) and shall be configured so as to provide maximum habitat values for burrowing owl and other wildlife species as well as opportunities for escape and refuge from stochastic events such as fire, flood, etc. The site(s) shall consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist. The site(s) shall include soil types and microhabitat conditions suitable for the special status plant species listed above. Site preparation activities, which shall include: 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) erosion-control measures (i.e., rice or willow wattles), and 6) seed mix application. Establishment of the restoration/revegetation site(s), which shall be conducted to coincide with fall/winter rains (i.e., November 1–February 1). Introduction of hydroseed mix and container plants shall take place immediately after preparation of the restoration site(s). 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> • If mammal burrows are limited on the mitigation site(s), the qualified Biologist shall recommend creation of artificial burrows suitable for occupation by the burrowing owl. At least two burrows per burrowing owl location impacted shall be created. The burrows shall be constructed using standard specifications established for the owl per the methodology outlined in Trulio (1995), or as otherwise agreed to through consultation with CDFG. Depending on the topography of the site(s) and the availability of natural perches, the qualified Biologist shall make recommendations for whether additional perching sites (e.g., large rocks) will be placed on the mitigation site(s). • A Maintenance Plan, which shall include: 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting. The Maintenance Plan shall also include biological monitoring during maintenance activities if they occur during the burrowing owl breeding season (March 1 to August 31). • A Monitoring Plan, which shall include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) wintering and breeding season surveys for burrowing owl to determine their occupation of the mitigation site; 4) performance criteria, as approved by the LACDRP, 5) monthly reports for the first year and reports every other month thereafter (i.e., six times per year), and 6) annual reports which shall be submitted to Regional Planning for five consecutive years after initial planting. The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. Long-term preservation of the site shall be outlined in the Conceptual Mitigation Plan to ensure that the mitigation site is not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the project. • Performance standards, which shall be identified and shall apply to the restoration of foothill needlegrass grassland. The performance criteria shall take into consideration the habitat requirements for 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>burrowing owl, particularly that they occur in grasslands with openings or lower vegetation coverage; thus, the performance criteria shall include a requirement for openings or a lower percent cover for portions of the mitigation site. Revegetation shall be considered successful at five years if the percent cover and species diversity of the restored and/or created habitat areas are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing, restored, and created habitat areas.</p> <p>MM 4.7-3</p> <p>Riparian vegetation shall be preserved or restored on site or off site at a ratio identified in the USACE and CDFG permits/agreements for the project. The ratio shall be no less than 1:1 to ensure no net loss of habitat. A Riparian Restoration Program shall be developed by a qualified Biologist, submitted for review and approval to USACE, CDFG, and LACDRP prior to issuance of grading permits, and implemented by a qualified Biologist. If appropriate for the restoration site location, spiny rush shall be incorporated into the species palette; the plants shall be from a local source (within 10 miles of the restoration site location) to ensure genetic integrity. A detailed Restoration Program shall contain the following items:</p> <ul style="list-style-type: none"> • The responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, specialists, and maintenance personnel that will supervise and implement the plan shall also be specified. • A mitigation site, which shall be determined in coordination with the Project Applicant and resource agencies. The site shall be located in a dedicated open space area and shall be contiguous with other natural open space. • Site preparation, which shall include: 1) protection of existing native species; 2) trash and weed removal; 3) native species salvage and reuse (i.e. duff); 4) soil treatments (i.e., imprinting, decompacting); 5) temporary irrigation installation; 6) erosion-control measures (i.e., rice or willow wattles); 7) seed mix application; and 8) container species. 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> Establishment of restoration and/or revegetation site(s), which shall be conducted to coincide with the fall/winter rains (i.e., November 1–February 1). Seeding and planting of container plants shall take place immediately after preparation of the restoration site(s). A Maintenance Plan, which shall include: 1) weed control; 2) herbivory control; 3) trash removal; 4) irrigation system maintenance; 5) maintenance training; and 6) replacement planting. A Monitoring Plan, which shall include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the USACE and CDFG, 4) monthly reports for the first year and reports every other month thereafter (i.e., six times per year), and 5) annual reports which shall be submitted to LACDRP for five consecutive years after initial planting or until performance standards are achieved. Monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the Project Applicant may request to be released from monitoring requirements from both the USACE and CDFG. Long-term preservation of the site, which shall be outlined in the Conceptual Mitigation Plan to ensure that the mitigation site is not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the site. Performance standards, which shall be identified and shall apply for the restoration of riparian habitat. Revegetation shall be considered successful at three years if the percent cover and species diversity of the restored and/or created habitat areas 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>are similar to percent cover and species diversity of adjacent existing habitats, as determined by quantitative testing of existing and restored and/or created habitat areas.</p> <p>[Note: Permitting with USACE and CDFG has already been completed and the Restoration/Enhancement Program has been initiated in lower Grasshopper Canyon. The permits/agreements obtained are included in Appendix G-2.]</p> <p>MM 4.7-4 Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation, the limits of disturbance shall be clearly defined and marked in the field using lath and flagging or orange snow fencing. The Biological Monitor shall review the limits of disturbance prior to initiation of construction activities. The Biological Monitor shall be on site during the initial vegetation clearing and thereafter on an as-needed basis to assist the Project Applicant with mitigation measure compliance and to provide guidance in avoiding and/or minimizing impacts to biological resources.</p>	
I 4.7-2 Wildlife movement from adjacent habitats throughout the project site would be impaired due to implementation of the proposed project.	Significant impact	No feasible mitigation measures are available.	Significant impact
I 4.7-3 The proposed project would result in the direct loss of special status plant species.	Potentially significant	<p>In addition to previously specified mitigation measures MM 4.7-1 through MM 4.7-3, the following measures would apply:</p> <p>MM 4.7-5 Mitigation for the club-haired mariposa lily and the slender mariposa lily shall consist of transplantation of lilies to a mitigation site and establishment of a self-sustaining population. A pre-grading survey shall be conducted during the peak flowering period (approximately March through June) by a qualified Biologist. The Biologist shall clearly delineate the limits of each lily location within the impact area. If the lily is located in the impact area, seeds and bulbs shall be collected prior to grading and planted at a suitable mitigation site(s). A qualified Biologist shall prepare a Mitigation Plan for review and approval by LACDRP and</p>	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>shall oversee its implementation. The detailed Mitigation Plan shall include the following requirements or an acceptable equivalent requirement:</p> <ul style="list-style-type: none"> • An appropriate area for collection of a substantial and/or representative population of lilies, which shall be determined and mapped as the "collection area." The collection area shall include only areas within the impact footprint. • The existing lily locations, which shall be monitored every two weeks by a qualified Biologist to determine when the seeds are ready for collection. A qualified Seed Collector shall collect all seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. • Bulb removal, which shall be completed by bulb collection or block transplantation method following the seed collection,. The bulbs shall either be transplanted directly or stored by a qualified nursery or institution with appropriate storage facilities. If the bulbs are collected and the block transplantation method is not used, then the top 12 inches of topsoil from the lily locations shall be scraped, stockpiled, and used at the selected mitigation site. • A mitigation site, which shall be located in dedicated open space in the study area or at an off-site mitigation site. The site shall not attempt to enhance existing populations so any existing bulbs are not damaged and genetics are not mixed. The site shall not be impacted by any pesticides or herbicides used on adjacent properties. • A lily mitigation site, which shall be prepared for seeding and transplanting, as described in a restoration plan. • Specifications about where topsoil shall be re-spread, as approved by the Project Biologist and LACDRP. Approximately 60 percent of the seeds and bulbs collected shall be spread and/or placed in 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>the fall following soil preparation. Forty percent of the seed and bulbs shall be kept in storage for subsequent seeding, if necessary.</p> <ul style="list-style-type: none"> • A detailed Maintenance and Monitoring Plan, which shall be developed by a qualified Biologist. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements. The qualified Biologist shall have the full authority to suspend any operation in the study area which is, in the qualified Biologist's opinion, not consistent with the Restoration Plan. Any disputes regarding the consistency of an action with the Restoration Plan shall be resolved by the appropriate Project Applicant and the Project Biologist. • Performance criteria, which shall be developed in the Maintenance and Monitoring Plan and approved by the LACDRP Biologist. The performance criteria shall also include percent cover, density, and seed production requirements. These criteria shall be developed by a qualified Biologist following habitat analysis of an existing high-quality lily population. This information shall be recorded by a qualified Biologist. • The monitoring shall be conducted for five years, or until the mitigation site reaches its performance standards. If the germination goal is not achieved following the first season, remediation measures shall be implemented prior to seeding with the remaining 40 percent of seed and bulbs. Remedial measures shall include at a minimum: soils testing, control of invasive species, soil amendments, and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions. Additional mitigation measures may be suggested as determined appropriate by the project Biologist. • Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures. 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>[Note: The Lily Relocation Program has been initiated in areas where soil disturbance was necessary for another project that was occurring at the borrow site. The lily relocation area is located in an upland area near the riparian enhancement area in lower Grasshopper Canyon. Additional lilies will need to be transplanted with implementation of the proposed project.]</p>	
<p>I 4.7-4 The proposed project would result in the loss of potential habitat for several special status wildlife species and/or species of special concern.</p>	<p>Potentially significant</p>	<p>MM 4.7-6 A relocation program for western spadefoot toad shall be conducted prior to construction during the spring at the height of the breeding season for this species (February through May, or as determined by a qualified Biologist monitoring a known location of this species). A detailed methodology for this effort shall be reviewed by the CDFG and the LACDRP prior to implementation of the relocation program. Results of the relocation program shall be provided to the CDFG and the LACDRP.</p> <ul style="list-style-type: none"> The intent of the Relocation Plan is to capture and relocate as many western spadefoot toads as possible. Western spadefoot toads shall be relocated on or off site to an area of suitable habitat, as reviewed by the CDFG and the LACDRP. The relocation site shall be of similar (or better) quality as the habitat within the project impact area where the western spadefoot toads are captured. If no suitable habitat is available for the relocation, suitable habitat shall be created. <p>[Note: This Western Spadefoot Relocation Plan has already been prepared, approved by the CDFG, and was conducted during the 2005 and 2006 breeding season for this species. Approximately six new ephemeral ponds have been constructed in lower Grasshopper Canyon in upland areas near the riparian revegetation area. Spadefoot tadpoles have been relocated from the two existing ephemeral ponds to these newly created ponds over the last two years, and this year (2006) some adults were observed returning to use the created ponds for breeding activities.]</p> <p>MM 4.7-7 Pre-construction surveys for the southwestern willow flycatcher and least Bell's vireo shall be conducted in the spring/summer immediately prior to project construction. If focused surveys find that either the southwestern willow flycatcher or least Bell's vireo occur within the VTTM 51852 area or within approximately 500 feet of the</p>	<p>Less than significant</p>

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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>impact footprint, avoidance and minimization measures shall be implemented to ensure that these species are not directly or indirectly impacted by the proposed project. The USFWS Biological Opinion covers the incidental take of one pair of least Bell's vireo; if a second pair would be impacted, additional consultation will be required. The following measures shall be implemented to avoid direct or indirect impacts on these species:</p> <ul style="list-style-type: none"> • Activities involving the removal of riparian habitat shall be prohibited in the study area during the southwestern willow flycatcher and least Bell's vireo breeding and nesting season (March 15 to September 15), unless otherwise directed by the USFWS and the CDFG. • Grubbing operations shall be monitored by a qualified Biologist. The Monitoring Biologist shall ensure that only the amount of riparian habitat approved during the consultation process shall be removed. The Monitoring Biologist shall delineate (by the use of orange snow fencing or lath and ropes/flagging) all areas adjacent to the impact area that contain habitat suitable for occupation by the least Bell's vireo. • The use of any large construction equipment during site grading shall be prohibited within 500 feet of an active southwestern willow flycatcher or least Bell's vireo nest during the breeding and nesting season of these species (March 15 to September 15), unless otherwise directed by the USFWS and the CDFG. Construction may be allowed within 500 feet of an active nest if appropriate noise measures are implemented. • Appropriate noise-abatement measures shall be implemented to ensure that noise levels are less than 60 dBA at specified monitoring locations near active nest(s), as determined by the Biological Monitor. This shall be verified by weekly noise monitoring conducted by a qualified Acoustical Engineer during the nesting season (March 15 to September 15, or as otherwise determined by a qualified Biological Monitor based on the nesting activity of the flycatcher and/or vireo). 	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> If construction occurs during the nesting season, a summary of construction monitoring activities and noise monitoring results shall be provided to the USFWS and the CDFG following completion of construction. If this species is not found to occur within or adjacent to the proposed project impact area, no permit to impact this species would be necessary and no mitigation will be required. <p>MM 4.7-8</p> <p>If construction commences during the loggerhead shrike nesting season (February 15 to June 30), a qualified Biologist shall survey within 500 feet of the project impact area for the presence of any active loggerhead shrike nests at least seven days prior to the onset of construction activities. Any nest found during survey efforts shall be mapped on the construction plans. If no active nests are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG and the LACDRP.</p> <p>If loggerhead shrike nesting activity is present, the active site shall be protected until nesting activity has ended to ensure that the nest is not impacted. To protect any active shrike nest site, the following restrictions on construction are required until nests are no longer active as determined by a qualified Biologist: 1) clearing limits shall be established within a 500 foot buffer, or as otherwise determined by a qualified Biologist, around any occupied nest and 2) access and surveying shall be restricted within 300 feet of any occupied nest, or as otherwise determined by a qualified Biologist. Any encroachment into the buffer area around the known nest shall only be allowed, if it is determined by a qualified Biologist that the proposed activity would not disturb the nest occupants.</p> <p>MM 4.7-9</p> <p>If construction commences during the raptor nesting season (February 1 to August 31), a qualified Biologist shall survey within 500 feet of the project impact area for the presence of any active raptor nests/burrows (common or special status) no earlier than seven days prior to the onset of construction activities. Any nest/burrow found during survey efforts shall be mapped on the construction plans. If no active</p>	

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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>nests/burrows are found, no further mitigation would be required. Results of the surveys shall be provided to the CDFG and the LACDRP.</p> <p>If nesting activity is present at any raptor nest/burrow site, the active site shall be protected until nesting activity has ended to ensure compliance with Section 3503.5 of the California <i>Fish and Game Code</i>. To protect any nest/ burrow site, the following restrictions on construction are required until nests are no longer active, as determined by a qualified Biologist: 1) clearing limits shall be established within a 500 foot buffer around any occupied nest/burrow, or as otherwise determined by a qualified Biologist and 2) access and surveying shall be restricted within 300 feet of any occupied nest/burrow, or as otherwise determined by a qualified Biologist. Encroachment into the buffer area around the known nest/burrow shall only be allowed if it is determined by a qualified Biologist that the proposed activity would not disturb the nest occupants. Construction during the non-nesting season can occur only at the sites if a qualified Biologist has determined that fledglings have left the nest.</p> <p>If an inactive nest/burrow is observed during the non-nesting season, the nest site shall be monitored by a qualified Biologist, and when the raptor is away from the nest, the nest/burrow shall then be removed (or the burrow closed) so raptors cannot return to a nest/burrow. The Biological Monitor shall supervise the removal of the nest/burrow.</p> <p>MM 4.7-10 Project-related activities likely to have the potential to disturb suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a Project Biologist acceptable to the LACDRP and CDFG surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left</p>	

TABLE ES-1 (Continued)
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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		the nest area, and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The Project Proponent shall record the results of the recommended protective measures described above and shall submit the records to the LACDRP and the CDFG to document compliance with applicable state and federal laws pertaining to the protection of native birds.	
I 4.7-5 Occupation of the project will result in indirect impacts to wildlife in the surrounding habitats.	Potentially significant	<p>The impact analysis for this issue considers only the net residual impact from implementation of VTTM 51852 that would be expected following implementation of mitigation measures already required through this SEIR. Additional recommended mitigation measures are as follows:</p> <p>MM 4.7-11 To limit the amount of operational noise (i.e., from residents) to surrounding natural open space areas, a 100-foot buffer within the fuel-modification zone shall be planted along the boundary of developed land uses with plant species to be reviewed and approved by the Los Angeles County Fire Department and the LACDRP Biologist. This transition zone is expected to screen noise from the adjacent development so that the amount of indirect noise reaching the wildlife habitat would be reduced. Landscaping in areas adjacent to natural open space shall use species native to the project region that are considered fire-retardant (e.g., toyon [<i>Heteromeles arbutifolia</i>]). The Planting Plan shall be submitted to the Los Angeles County Fire Department and LACDRP Biologist for review and approval prior to issuance of a building permit.</p> <p>MM 4.7-12 Prior to the issuance of building permits for VTTM 51852, a Lighting Plan for the subject tract shall be submitted to the LACDRP and the Department of Public Works for review and approval to demonstrate that lighting from the proposed project shall be directed away from natural open space areas and any proposed biological resources mitigation sites. Land uses with high-intensity lighting shall be relocated within the development to areas away from natural open space.</p> <p>MM 4.7-13 To limit the amount of human disturbance to surrounding natural open space areas, a Fencing Plan to deter project occupants from entering the natural areas shall be prepared by the project developer and</p>	Less than significant

TABLE ES-1 (Continued)
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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

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		<p>implemented. The Fencing Plan shall include provisions for signs and split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas.</p> <p>In areas bordering natural open space and fuel-modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas. This transition zone should reduce impacts associated with invasion by introduced species and should help buffer human activity adjacent to the wildlife habitat. Landscaping in areas adjacent to natural open space shall use species native to the project region (e.g., toyon) and be consistent with guidelines from the Los Angeles County Fire Department.</p> <p>MM 4.7-14 Landscaping designs shall be submitted to LACDRP for review and approval by a qualified Biologist. The review shall ensure that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed. Ideally, only native species from the Santa Clarita Valley region shall be used in landscaping along the project boundaries adjacent to open space.</p>	
<p>14.7-6 The implementation of the VTTM 51852 development would result in significant cumulative impacts to biological resources due to the conversion of the natural landscape and wildlife habitat of the project site to a suburban use resulting in the loss of a potential wildlife corridor.</p>	Significant impact	No mitigation available.	Significant impact
4.8 Cultural Resources			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA

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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.8-1 Grading, implementation of the fuel modification plan, and excavation for the construction of utility lines may disturb undiscovered cultural and/or Native American resources occurring at the site.	Significant impact	<p>MM 4.8-1 All project-related ground-disturbing activities shall be monitored by a qualified archaeologist to reduce any archaeological resources impacts to a level of less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the project archaeologist shall explain the procedures necessary to protect and safely remove potentially significant archaeological resources. If potential archaeological evidence (e.g., stone artifacts, dark ashy soils, burned rocks, old glass, metal or ceramic materials, or structural foundations) becomes apparent during construction-related ground disturbances, the LACDRP shall require that all work in that location shall be immediately diverted or ceased until the qualified archaeologist has evaluated the nature and significance of the find. The project proponent will then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.</p> <p>MM 4.8-2 All project-related ground-disturbing activities shall be monitored by a qualified paleontologist to reduce any impacts to non-renewable fossil resources to a level of less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the project paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the Natural History Museum of Los Angeles County.</p> <p>MM 4.8-3 All project-related ground-disturbing activities shall be monitored by a qualified Native American Tribal Monitor to reduce any tribal resources impacts to a level of less than significant. The tribal monitoring program shall be preceded by a pre-grade meeting and during grading phase of the project in which the Native American Monitor shall explain the procedures necessary to protect significant cultural resources and sacred sites in a tribe's traditional ancestral territory. If potential cultural</p>	Less than significant

TABLE ES-1 (Continued)
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		sites are identified during construction-related ground disturbances, all work in that location shall be immediately diverted or ceased until the qualified monitor has evaluated the nature and significance of the find. The project proponent will then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.	
I 4.8-2 Demolition or alterations to the SCE transmission lines and towers would significantly affect an historic resource.	Significant impact	MM 4.8-4 Prior to any modifications to existing electrical transmission towers, a qualified architectural historian shall prepare the HAER documentation acceptable to SHPO and National Park Service standards for the 1913 SCE Bailey-Pardee and Pardee-Pastoria 220kV transmission line segment within the project area. The HAER documentation shall include drawings, photographs, and written documentation of each tower. The HAER documentation will be submitted to the National Park Service and/or any other agencies with regulatory oversight for final approval.	Significant impact
I 4.8-3 Cumulative impacts to cultural resources.	Significant impact	See MM 4.8-4	Significant impact
4.9 Visual Qualities			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.9-1 The proposed project would alter the existing visual character of the project site	Significant impact	MM 4.9-1 Prior to the issuance of grading permits, the Project Applicant shall submit a landscape plan to the LACDRP and the Los Angeles County Fire Department for review and approval. Plants on graded slope banks within the project site shall be fire retardant, drought resistant, locally indigenous species, and suitable for erosion control. Landscaping on slopes adjacent to the borrow site that border wildlands shall be consistent with the requirements of a fuel modification and transition zone as specified by the Los Angeles County Fire Department (Section 1117.21 of the 1996 Fire Code).	Less than significant

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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>MM 4.9-2 Prior to issuance of grading permits, the Project Applicant shall prepare a detailed landscape and irrigation plan for the related off-site improvements in project area, which shall be approved by the LACDRP and Los Angeles County Fire Department. The landscape plan and irrigation plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, and be prepared in compliance with Section 1117.21 of the 1996 Los Angeles County Fire Code to blend landscape features with the existing environment. In addition, the landscape plan shall take into account approved preliminary landscape plans (if any) prepared pursuant to Los Angeles County Standard Plans for landscape areas, adopted plant palette guides, and applicable scenic and visual resources requirements.</p> <p>MM 4.9-3 Prior to the issuance of grading permits, the Project Applicant shall submit a landscape plan to the LACDRP for review and approval to illustrate that vegetation planted on the manufactured slopes shall be grouped and spaced to minimize the visibility of drainage devices such as bench drains on graded slope banks.</p> <p>MM 4.9-4 Prior to issuance of grading permits, the Project Applicant shall submit a landscape plan to the LACDRP for review and approval. The landscape plan shall illustrate the replanting palette. The Native areas disturbed by pipeline relocation shall be restored as quickly as possible with native vegetation to reduce visibility and prevent erosion.</p> <p>MMs 4.9-1 through 4.9-4 apply to the VTTM 51852 site and the associated off-site improvements and fuel modification areas. The borrow site will ultimately be developed with the previously approved Castaic High School project (to be developed through the William S. Hart Union High School District). Mitigation for impacts to views from the Castaic Lake SRA due to changes in the visual character at the borrow site will ultimately be addressed through development of the Castaic High School and will be implemented by the William S. Hart Union High School District. The HS EIR identifies these intended mitigation measures. However, if the Castaic High School project is not developed within a timely manner following earthwork on the borrow site, the following additional mitigation measure shall apply to the VTTM 51852 project.</p>	

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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>MM 4.9-5 If the William S. Hart Union High School District does not proceed with development of the Castaic High School at the borrow site prior to occupancy of any homes associated with VTTM 51852, the VTTM 51852 Project Applicant shall prepare a detailed landscape plan and irrigation plan for re-vegetation of the borrow site. The landscape plan, which shall be approved by the Los Angeles County DRP and the County Fire Department, and the irrigation plan shall be certified by a licensed landscape architect or a licensed landscape contractor, as required, and be prepared in compliance with Section 1117.21 of the 1996 Los Angeles County Fire Code to blend landscape features with the existing environment. In addition, the landscape plan shall take into account approved preliminary landscape plans (if any) prepared pursuant to Los Angeles County Standard Plans for landscape areas, adopted plant palette guides, and applicable scenic and visual resources requirements. Implementation of the landscape plan shall be completed consistent with the schedule for implementation of landscaping and fuel modification zones for areas adjacent to the borrow site.</p>	
I 4.9-2 The proposed project would result in new sources of short-term and long-term light and glare.	Less than significant	<p>Implementation of MM 4.7-12, which limits light spillover to off-site and natural open space areas, will further reduce impacts related to light and glare. In addition, compliance with the following standard conditions of approval and measures will further ensure that impacts remain less than significant.</p> <p>MM 4.9-6 During construction activities, the construction contractors shall use non-glare, directional lighting to minimize potential light and glare impacts, when lights are necessary for safety and security in the construction area. Security lights shall be motion detector activated.</p> <p>MM 4.9-7 Prior to the initiation of construction activities on the borrow site, the contractor shall install temporary opaque fencing along the eastern boundary of the project site in the vicinity of the borrow site, in order to screen views of equipment and operations and to minimize light and glare to the maximum extent feasible that may be visible from Castaic Lake Recreation Area.</p>	Less than significant
I 4.9-3 Cumulative impacts to visual character and light and glare	Less than significant	It is assumed that mitigation measures will be required as appropriate through individual projects and that those mitigation measures would be unique to those individual projects. Further project-specific mitigation for cumulative impacts is not required.	Less than significant

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Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.10 Traffic, Access and Circulation			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	SP 4.10-1 Traffic Analysis shall be conducted at each phase of development to identify required mitigations.	Less than significant
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> Modernize the Lake Hughes Road/Interstate 5 Freeway interchange. Modernize the Parker Road/Interstate 5 interchange. Construct a new access road from this project to Castaic Road with a minimum of two lanes in each direction and upgrade and improve Ridge Route Road to Secondary highway standards from the project to Lake Hughes Road. Improve Castaic Road from the new project access road to Lake Hughes Road with a minimum of two lanes in each direction. If a new access road (previous mitigation) cannot be constructed, then Ridge Route Road shall be upgraded and improved to Major highway standards from the project to Lake Hughes Road. Improve Ridge Route Road/Parker Road to Secondary highway standards from Lake Hughes Road to the Parker Road/Interstate 5 Freeway interchange. This improvement would require widening the bridge over Violin Creek. Contribute to the Parker Road/Interstate 5 Freeway interchange improvements. <p>[These mitigation measures have now been revised and/or replaced with Mitigation Measures 4.10-1 through 4.10-7 as shown below.]</p>	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.10-1 The proposed project would result in a significant impact to the intersections in the project vicinity, including local roadways and the	Significant impact	<p>MM 4.10-1 The following improvements must be in place with the project. A revised traffic study or a supplemental study is required if any changes to these improvements are proposed.</p> <ul style="list-style-type: none"> The junior high school driveway No. 2 (existing Northlake Hills Elementary School future south driveway) on Ridge Route Road shall be restricted to right-turn in and out only. 	Less than significant

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I-5 interchanges.		<p align="center">MM 4.10-2</p> <ul style="list-style-type: none"> - A Street (VTTM 51852) is the main access for the future high school. The high school driveway connecting to F Street (VTTM 51852) is a secondary driveway and shall be used only during special events at school. <p>Traffic signals shall be installed at the following intersections within the project site. The design and the construction of the traffic signals shall be the sole responsibility of the project. Traffic signals shall be installed and operational concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and temporary traffic detection loops if needed to the satisfaction of Los Angeles County Department of Public Works (LACDPW). Detailed signal plans of the required improvements shall be submitted to LACDPW for their review and approval prior to issuance of a building permit. The project shall be 100 percent responsible for the design and construction of traffic signals at any other intersections within the project site not listed here that may warrant traffic signals as the remainder of the Northlake development occurs.</p> <ul style="list-style-type: none"> - Ridge Route Road at Castaic Lake Drive - Ridge Route Road at Elk Ridge Road - Ridge Route Road at Future Street and Pine Crest Place - Castaic Road at westerly extension of Pine Crest Place - Ridge Route Road at Northlake Hills Elementary School Main Driveway (existing) - Ridge Route Road at B-1 Street (VTTM 51852) - Ridge Route Road at SS Street (VTTM 51852) (Junior High Driveway No. 1) - Northlake Boulevard at Ridge Route Road - Northlake Boulevard at H Street (VTTM 51852) - Northlake Boulevard at A Street (VTTM 51852) - A Street (VTTM 51852) at B Street (VTTM 51852) - Northlake Boulevard at Lot 1077 Future Middle School North Driveway (VTTM 51852) - Northlake Boulevard at Lot 1077 Future Middle School South Driveway (VTTM 51852) 	

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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>MM 4.10-3 Traffic signals shall be installed at the following off-site intersections. The design and the construction of the traffic signals shall be the sole responsibility of the project. Traffic signals shall be installed and operational concurrently with the installation of the curb, gutter, the first lift of asphalt pavement, and temporary traffic detection loops if needed to the satisfaction of LACDPW and/or Caltrans. Detailed signal plans of the required improvements shall be submitted to LACDPW and/or Caltrans for their review and approval prior to issuance of a building permit.</p> <ul style="list-style-type: none"> - I-5 Freeway Northbound Ramps at Lake Hughes Road - Ridge Route Road at lake Hughes Road - The Old Road at Parker Road - I-5 Freeway Southbound On-Ramp at Parker Road - I-5 Freeway Northbound Off-Ramp at Parker Road - Castaic Lake Drive at Ridge Route Road <p>MM 4.10-4 The project shall be responsible for the design and installation of the additional and/or modified lane configuration to the following intersections to the satisfaction of LACDPW. Detailed striping plans of the required improvements shall be submitted to LACDPW for their review and approval prior to issuance of a building permit.</p> <ul style="list-style-type: none"> - <u>Ridge Route Road at the Northlake Hills Elementary School Main Driveway (Existing)</u> <p>North approach: Two through lanes and an exclusive right-turn lane with adequate deceleration lane.</p> <p>South approach: One left-turn lane and two through lanes.</p> <p>West approach: One left-turn lane and an exclusive right-turn lane.</p> <ul style="list-style-type: none"> - <u>Recreation Center Driveway at H Street (VTTM 51852)</u> <p>North approach (recreation center driveway): Shall be restricted to right-turn in and out only, and west approach shall be modified as</p>	

TABLE ES-1 (Continued)
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ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>necessary, unless striping plan(s) for an all access driveway is submitted and approved by LACDPW.</p> <ul style="list-style-type: none"> - <u>Northlake Boulevard at South Condo North Driveway</u> <p>East approach: Shall be restricted to right-turn in and out only, and north approach shall be modified as necessary to the satisfaction of LACDPW.</p> <ul style="list-style-type: none"> - <u>Northlake Boulevard at Lot 1077 Future Middle School South Driveway (VTTM 51852)</u> <p>North approach: One left-turn lane and two through lanes.</p> <p>East approach (future middle school south driveway): Shall be restricted to ingress only.</p> <p>South approach: Two through lanes and an exclusive right-turn lane.</p> <ul style="list-style-type: none"> - <u>Northlake Boulevard at Lot 1077 Future Middle School North Driveway (VTTM 51852)</u> <p>North approach: Two through lanes.</p> <p>East approach: One left-turn and an exclusive right-turn lane (shall be restricted to egress only).</p> <p>South approach: Two through lanes.</p> <ul style="list-style-type: none"> - <u>Northlake Boulevard at Lot 1070 Driveway (VTTM 51852)</u> <p>East approach: Shall be restricted to right-turn only unless striping plan(s) for an all access east approach is submitted and approved by LACDPW.</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p data-bbox="955 401 1539 423">- <u>I-5 Freeway Southbound On-Ramp at Parker Road</u></p> <p data-bbox="999 454 1713 508">West approach: One through lane and an exclusive right-turn lane (add an exclusive right-turn lane).</p> <p data-bbox="955 539 1675 592">- <u>I-5 Freeway Northbound Off-Ramp at Parker Road/Ridge Route Road</u></p> <p data-bbox="999 623 1713 677">South approach: One shared left-/right-turn lane and an exclusive right-turn lane (Convert left-turn lane to shared left-/right-turn lane).</p> <p data-bbox="764 708 1713 898">MM 4.10-5 The project shall be solely responsible for improving the following intersections prior to the issuance of any building permit beyond 950 dwelling units to the satisfaction of LACDPW and Caltrans. Detailed striping plans shall be submitted to LACDPW and Caltrans for review and approval. If these required improvements are not feasible due to insufficient right of way, the project shall propose an alternate solution acceptable to LACDPW and Caltrans.</p> <p data-bbox="955 928 1539 951">- <u>I-5 Freeway Southbound On-Ramp at Parker Road</u></p> <p data-bbox="999 982 1713 1036">East approach: Widen and modify to one left-turn lane and one through lane (add one left-turn lane).</p> <p data-bbox="955 1066 1675 1120">- <u>I-5 Freeway Northbound Off-Ramp at Parker Road/Ridge Route Road</u></p> <p data-bbox="999 1151 1713 1205">East approach: Widen to two through lanes (add second through lane).</p> <p data-bbox="764 1235 1713 1365">MM 4.10-6 Prior to issuance of a grading permit for the proposed high school, the developer shall consult with Castaic Union School District (CUSD) and William S. Hart Union High School District (WSHUSD) to coordinate and develop a traffic circulation plan and drop-off/pick-up procedures to be distributed to the parents/guardians of students of the schools.</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
<p>I 4.10-2 The proposed project would result in significant cumulative impacts to the following intersections: Old Road & I-5 Southbound Ramps; Old Road & Sloan/Lake Hughes; I-5 Northbound ramps & Lake Hughes; Castaic & Lakes Hughes; Ridge Route Road & Lake Hughes; Old Road & Parker Road; I-5 Southbound On-Ramp & Parker Road; I-5 Northbound Off-Ramp & Ridge Route Road; and Castaic & Ridge Route Road.</p>	<p>Significant impact</p>	<p>MM 4.10-7</p> <p>The project shall contribute its proportionate share of cost for the required improvements to the following off-site intersections. Detailed striping plans and/or signal installation/modification plans shall be prepared for the cost estimate of each mitigation measure for review and approval by LACDPW and/or Caltrans.</p> <ul style="list-style-type: none"> - <u>The Old Road at I-5 Freeway Southbound Ramps</u> <p>East approach: One left-turn lane and one shared through/right-turn lane (restripe through lane to shared through/right-turn lane).</p> <p>South approach: One left-turn lane, one through lane, and one free right-turn lane (add one left-turn lane and convert exclusive right-turn lane to free right-turn lane).</p> <p>West approach: One left-turn lane and one shared through/right-turn lane (new Conditional Use Permit (CUP) 02087 driveway by CUP 02087 only).</p> <p>The project shall pay its total pro-rata share (48 percent) for the required improvements and the installation of traffic signal to the satisfaction of LACDPW.</p> - <u>The Old Road at Lake Hughes Road and Sloan Canyon Road</u> <p>North approach: Two left-turn lanes and one shared through/right-turn lane (convert from one left-turn lane, one through lane, and an exclusive right-turn lane).</p> <p>East approach: One left-turn lane, one shared through/right-turn lane, and an exclusive right-turn lane (convert through lane to shared through/right-turn lane).</p> <p>South approach: One left-turn lane, one through lane, and an exclusive right-turn lane (add one left-turn lane and convert shared left-turn/through lane to through lane).</p> 	<p>Less than significant</p>

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>The project shall pay its total pro-rata share (26 percent) for the required improvements and the installation of traffic signal to the satisfaction of LACDPW.</p> <ul style="list-style-type: none"> - <u>I-5 Freeway Northbound Ramps at Lake Hughes Road</u> <p>East approach: Two through lanes and an exclusive right-turn lane (add an exclusive right-turn lane).</p> <p>South approach: One left-turn lane, one shared left-/through/right-turn lane, and an exclusive right-turn lane (add one left-turn lane and convert shared left-turn/through lane to shared left-/through/right-turn lane).</p> <p>The project shall pay its total pro-rata share (36 percent) for the required improvements and the modification of traffic signal to the satisfaction of LACDPW.</p> <ul style="list-style-type: none"> - <u>Castaic Road at Lake Hughes Road</u> <p>South approach: Two left-turn lanes, one through lane, and an exclusive right-turn lane (convert one through lane to left-turn lane).</p> <p>The project shall pay its total pro-rata share (48 percent) for the required improvements and the modification of traffic signal to the satisfaction of LACDPW.</p> <ul style="list-style-type: none"> - <u>Ridge Route Road at Lake Hughes Road</u> <p>North approach: One left-turn lane, one through lane, one shared through/right-turn lane and an exclusive right-turn lane (convert one through lane to shared through/right-turn lane).</p> <p>West approach: Two left-turn lanes, one through lane, and one shared through/right-turn lane (add second left-turn lane).</p> <p>The project shall pay its total pro-rata share (59 percent) for the required improvements and the modification of traffic signal to the satisfaction of LACDPW.</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<ul style="list-style-type: none"> - <u>The Old Road at Parker Road</u> North approach: One left-turn lane and one shared through/right-turn lane (add left-turn lane). East approach: One left-turn lane and one shared through/right-turn lane (add one left-turn lane). South approach: One left-turn lane, one through lane and an exclusive right-turn lane (add one left-turn lane and an exclusive right-turn lane). The project shall pay its total pro-rata share (6 percent) for the required improvements and the modification of traffic signal to the satisfaction of LACDPW. - <u>Castaic Lake Drive at Ridge Route Road</u> South approach: Two left-turn lanes, one through lane, and an exclusive right-turn lane (add second left-turn lane). The project shall pay its total pro-rata share (31 percent) for the required improvements and the modification of traffic signal to the satisfaction of LACDPW. 	
4.11 Sewage Disposal			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	<p>SP 4.11-1 Low and ultra-low flow (where feasible) toilets should be installed to reduce the volume of wastewater generated.</p> <p>SP 4.11-2 All fixtures and appliances shall meet or exceed state and local water efficiency standards.</p> <p>SP 4.11-3 Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts.</p> <p>SP 4.11-4 Payment of connection fees required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary.</p>	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		None	
Mitigation Measures from 1992 SP EIR No Longer Required.		<ul style="list-style-type: none"> After selection of the on-site packaging plant, an assessment should be conducted to examine potential environmental impacts associated with its implementation and operation. The proposed treatment must be sufficient capacity to handle the projected project effluent plus an excess buffer capacity. This includes proper sizing of the on-site holding ponds to accommodate all treated effluent and any accumulated stormwater during the wettest period on record with no overflow. The proper operation and maintenance of the on-site wastewater treatment facility should be ensured through the establishment of a special district or service agency through a long-term contract agreement with an existing sewage treatment agency or private waste disposal firm. Ownership and operation and maintenance responsibilities should be identified and contractually agreed upon prior the issuance of a permit to operate. Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits. 	
I 4.11-1 The proposed project will generate wastewater and reduce capacity at existing sewage treatment facilities.	Less than significant	Previously approved mitigation measures SP 4.11-1 through SP 4.11-4 are required. No additional measures are recommended.	Less than significant
I 4.11-2 Project-generated sewage flows may exceed available sewage collection system capacities.	Potentially significant	MM 4.11-1 Prior to recordation of Final Map(s), Applicant shall provide verification from Los Angeles County Sanitation District that adequate capacity exists in the Trunk Sewer system.	Less than significant
I 4.11-3 The proposed project would increase effluent volumes at existing reclaimed water facilities receiving wastewater flows from the project site.	Less than significant	None required	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.12 Education			
Mitigation Measures from 1992 SP EIR to Carry Forward.		None	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> Payment of all required school development fees. [This mitigation measure has been replaced with a standard condition of project approval as detailed below under analysis discussions [4.12-1 and I 4.12-2]. 	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.12-1 The proposed project would increase elementary-school student-population numbers in the area, potentially creating an overcapacity problem for schools within the Castaic District.	Less than significant	As a standard condition of approval, Applicant shall pay school developer fees.	Less than significant
I 4.12-2 The proposed project would increase the middle school student population in the area, potentially creating an overcapacity problem for schools within the Castaic and/or Hart Districts.	Less than significant	As a standard condition of approval, Applicant shall pay school developer fees.	Less than significant
I 4.12-3 The proposed project would increase the high school student population in the area, potentially creating an overcapacity problem for schools within the Hart District.	Less than significant	As a standard condition of approval, Applicant shall pay school developer fees.	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.13 Public Services			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	<p>SP 4.13-1 The property is located within an area designated as Fire Zone 4 and will comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants and brush clearance. Requirements will be addressed in conjunction with the review and approval process for individual tentative subdivision maps.</p> <p>SP 4.13-2 The Los Angeles County Sheriff's operating budget is generated through tax revenues, fees for permits, penalties and services, and allowed government assistance. Facilities, personnel and equipment expansion and acquisition are tied to the Los Angeles County budget process and rely on tax base expansion. As such, implementation of the proposed project will contribute to mitigating the expanded Sheriff service requirement due to the development.</p> <p>SP 4.13-3 Standard design features to enhance project security shall be implemented into the tract design. These include adequate lighting, street access and perimeter walls adjacent to secondary highways, where feasible.</p>	Less than significant
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> The Applicant shall pay development fees to the fire department in the amount of \$0.1784 per square foot of building space. [This mitigation measure has now been revised and/or replaced with Mitigation Measure MM 4.13-2 as shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.13-1 The proposed project will increase demand for fire services that cannot be met by existing fire facilities, equipment, and personnel.	Less than significant	<p>MM 4.13-1 Prior to issuance of any occupancy permits for development within Phase One/VTTM 51852, the project developer shall convey a one-acre minimum site to the County Fire Department for use as an interim and temporary fire station facility until such time that a permanent facility is established in Future Phase development of the Specific Plan area.</p> <p>MM 4.13-2 The Applicant shall pay fire mitigation fees in the amount acceptable to the Los Angeles County Fire Department and/or implement other fire mitigation measures to the satisfaction of the LACFD.</p>	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures		Net Level of Significance (After Mitigation)
I 4.13-2 The proposed project will increase demand for police protection services.	Less than significant	None required		Less than significant
I 4.13-3 Response times to the project site may exceed defined standard of service.	Less than significant	MM 4.13-3	Prior to initiation of grading activities, the Applicant shall submit an emergency access plan and/or construction management plan to the LACSD for review and approval.	Less than significant
I 4.13-4 The proposed project may increase the demand for library services.	Significant impact	MM 4.13-4	The Applicant shall pay the library facilities mitigation fee in the amount acceptable to the Los Angeles County Public Library and/or implement other library mitigation measures to the satisfaction of the County Library.	Less than significant
4.14 Utilities				
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	Significant impact	SP 4.14-1	The Project Applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply needs for the proposed development.	Less than significant
		SP 4.14-2	All water system improvements shall be sized at the final engineering stage of development.	
		SP 4.14-3	All appliances such as showerheads, lavatory faucets and sink faucets shall comply with efficiency standards set forth in Title 20, California Administrative Code Section 1604 (f). Title 24 of the California Administrative Code Section 1606(b) prohibits the installation of fixtures unless the manufacturer has certified to the California Energy Conservation compliance with the flow rate standards.	
		SP 4.14-4	Low flush toilets shall be installed as specified in California State Health and Safety Code Section 17921.3.	
		SP 4.14-5	Irrigation systems shall be properly designed, installed, operated and maintained to prevent the waste of water. "Drip" irrigation and other water application techniques which conserve water such as soil moisture sensors and automatic irrigation systems shall be incorporated in the parks and publicly maintained landscape areas.	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>SP 4.14-6 Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements.</p> <p>SP 4.14-7 Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping.</p> <p>SP 4.14-8 Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/users of the commercial/industrial uses.</p> <p>SP 4.14-9 The owner and /or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for handling hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which will include information or inventories, employee training and emergency response plans and procedures.</p> <p>SP 4.14-10 Removal of hazardous materials, waste from the project site shall be conducted by registered waste hauler in accordance with all applicable rules and regulations.</p> <p>SP 4.14-11 All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents.</p>	
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		None	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	
I 4.14-1 The proposed project would utilize an increment of the existing water supply infrastructure.	Less than significant	None required	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
I 4.14-2 The proposed project would result in an increase in water demand and would utilize a portion of the existing water supplies.	Less than significant	With implementation of mitigation measures (SP 4.14-1 through SP 4.14-7) to be carried forward from the 1992 SP EIR, no further mitigation is required.	Less than significant
I 4.14-3 The proposed project has the potential to deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	Less than significant	None required	Less than significant
I 4.14-4 The proposed project would involve the construction of new storage tanks and on-site water pipelines to connect with existing off-site, water-related infrastructure.	Less than significant	None required	Less than significant
I 4.14-5 The proposed project will require the installation of new natural gas service connections to supply the energy to individual residences and businesses within the project site.	Less than significant	None required	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
I 4.14-6 The proposed project would increase the demand for electrical power.	Less than significant	None required	Less than significant
I 4.14-7 The proposed project will require the installation of new electrical service connections to supply power to individual residences and businesses within the project site.	Less than significant	None required	Less than significant
I 4.14-8 The proposed project would generate an increase in solid waste during construction activities.	Less than significant	None required	Less than significant
I 4.14-9 The proposed project would generate an increase in solid waste during operation.	Less than significant	None required	Less than significant
I 4.14-10 The proposed project would have cumulative solid waste impacts.	Potentially significant	<p>MM 4.14-1 The Project Applicant shall submit final design plans for VTTM 5182 for review and approval to the LACDPW. The approved final design plans for VTTM 51852 shall incorporate design features that provide for convenient and accessible recycling locations for all future residents as well as collectors. This shall include, but not be limited to:</p> <ul style="list-style-type: none"> • Community recycling receptacles for the sorting and storage of materials until collection and • Adequate space within each lot to accommodate separate bins of solid waste, including recyclables. <p>This measure applies to the VTTM 51852 site.</p> <p>MM 4.14-2 Prior to the issuance of building permits, the developer shall prepare and submit a Residential Recycling Plan to the LACDPW for their</p>	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		review and approval. Educational and instructional material shall also be prepared as part of the plan which will convey information on methods of recycling, use of existing recycling facilities, and other resources for recycling. The educational and instructional material shall be distributed to all residences. This measure applies to the VTTM 51852 site.	
4.15 Environmental Safety			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.		<ul style="list-style-type: none"> • All subsequent tentative maps shall clearly show the existing pipeline alignments or proposed realignment in relationship to building pads. All proposed realignments shall be approved by the controlling pipeline carrier prior to recordation of tentative tract maps. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.15-5, 4.15-7, and 4.15-8 shown below.] • Pipeline relocations shall be conducted in conformance with the requirements of the pipeline carrier and appropriate local and state agencies. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.15-5, 4.15-7, and 4.15-8, and 4.15-10 shown below.] • Signs shall be posted to clearly mark the location of pipelines and to provide safety warnings and emergency response numbers. [This mitigation measure has now been revised and/or replaced with Mitigation Measures 4.15-8 and 4.15-12 shown below.] • Electrical transmission line setbacks shall be adhered to during subsequent onsite planning should such setbacks be adopted by regulatory agencies. [This mitigation measure has now been revised and/or replaced with Mitigation Measure 4.15-9 shown below.] 	
Mitigation Measures from 1992 SP EIR No Longer Required.		None	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
I 4.15-1 Project occupants may be exposed to potential impacts from routine transport of hazardous materials to and from the proposed project site.	Potentially significant	MM 4.15-1 Any and all land uses, including light industrial, shall be prohibited from using hazardous materials, beyond basic cleaning supplies and other similar products in limited quantities, within one-quarter mile of Northlake Hills Elementary. This measure applies to the VTTM 51852 site.	Less than significant
I 4.15-2 Project occupants may be at risk due to accidental release of hazardous materials associated with the operation of the relocated oil pipeline(s) or proximity to an abandoned oil well.	Less than significant	<p>Although impacts related to an accidental release from the relocated pipeline or abandoned oil wells would be less than significant, the following standard conditions of approval have been included as mitigation measures to ensure that impacts remain less than significant.</p> <p>MM 4.15-2 The project site shall be monitored for evidence of historic oil spills during all grading operations on the project site. Should evidence of historic oil spills or soil contamination be discovered during grading, appropriate remedial actions, as determined by the appropriate oversight agency (i.e., DTSC, RWQCB), shall occur according to safety standards as established by the pipeline carrier and the appropriate local and state agencies.</p> <p>MM 4.15-3 Prior to the issuance of a grading permit, the Applicant shall obtain approval for gas mitigation measures from the Environmental Programs Division of the Department of Public Works for any development on or within 25 feet of the abandoned oil well.</p> <p>MM 4.15-4 Prior to the issuance of a grading permit, the Applicant shall submit to a determination from DOGGR indicating whether oil wells located within or near VTTM 51852 will need to be re-abandoned. If necessary, DOGGR shall oversee the abandonment of oil wells and/or dry holes and provide certification that all wells have been properly abandoned. This measure applies to the VTTM 51852 area, borrow site and off-site improvement sites associated with Phase One implementation.</p>	Less than significant
I 4.15-3 Potential impacts from accidental release of hazardous materials associated with the construction and operation of the	Potentially significant	<p>In addition to implementation of mitigation measure MM 4.3-1 in Section 4.3 Fire Hazard, the following mitigation measure shall apply:</p> <p>MM 4.15-5 The Project Applicant shall show the existing natural gas pipeline alignments and proposed realignment in relationship to building pads on the VTTM 51852. Prior to grading, the Applicant shall excavate potholes at locations specified by the utility companies to establish the</p>	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
relocated natural gas pipeline.		<p>horizontal and vertical alignment of each underground natural gas pipeline. This depth information must be indicated on the final grading plans. Utility line inspection personnel must be on the job site during any activities associated with these potholes. No change of grade shall be made at any time within the existing natural gas pipeline easements without the prior written approval of the utility company. The County of Los Angeles Department of Public Works and the utility agency shall review grading plans.</p> <p>MM 4.15-6 The Project Applicant shall coordinate and cooperate with the LACPWD and the utility agency regarding the location of natural gas transmission lines. Natural gas transmission lines shall be aligned within dedicated easements to be negotiated for location in Ridge Route Road and shall not be located within single-family residential lots. No permanent structures (such as buildings, foundations or decking, carports, cross fencing, etc.) shall be constructed above underground gas line easements. Parking areas, roads, and certain types of fencing may be constructed, as approved by the utility company. In addition, the planting of trees or other deep-rooted plants within underground utility easements is prohibited. The County of Los Angeles Department of Public Works and the utility agency shall review landscape plans to ensure that trees or other deep-rooted plants shall not be placed within the easements germane to that agency.</p> <p>MM 4.15-7 The Project Applicant shall show the existing natural gas pipeline alignments and proposed realignment in relationship to building pads on all subsequent tentative maps. All proposed realignments shall be approved by the controlling pipeline carrier prior to recordation of tentative tract maps.</p> <p>MM 4.15-8 During site development, natural gas pipelines shall not be exposed and left unprotected without the prior approval of the utility company's inspector.</p> <p>MM 4.15-9 Any approved grading activities within utility easements shall be performed with small surface graders (scrapers and other similar heavy equipment are not allowed). At specified locations where heavy construction equipment is allowed to cross utility easements a</p>	

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
		<p>protective earthen pad or its equivalent shall be constructed, if required by the utility company. If required, the earthen pad shall be maintained according to the utility company's specifications. The Project Applicant and/or construction contractor will coordinate with the LACDPW and the utility agency as required.</p> <p>MM 4.15-10 Natural gas pipeline relocations shall be conducted in conformance with the requirements of the pipeline carrier and appropriate local and state agencies. The Project Applicant and/or construction contractor will coordinate with the LACDPW and the utility agency as required.</p> <p>MM 4.15-11 All contractors must notify the U.S.A. (Underground Service Alert) at least two working days prior to any grading or excavation activity in or near underground utility easements. The Project Applicant and/or construction contractor will coordinate with the LACDPW and the utility agency as required. This measure applies to all project components proposed in the SEIR: VTTM 51852 and adjacent remedial areas, off-site water tank areas, and the borrow site.</p> <p>MM 4.15-12 Signs shall be posted to mark the location of natural gas pipelines and to provide safety warnings and emergency response numbers. The Applicant or general contractor is required to notify all subcontractors of the presence of utility easements and underground pipelines and is responsible for maintaining easement signing during all phases of construction. This measure applies to all project components proposed in the SEIR: VTTM 51852 and adjacent remedial areas, off-site water tank areas, and the borrow site.</p> <p>MM 4.15-13 Design features such as flexible pipe and shutoff valves shall be installed as required. The Project Applicant and/or construction contractor will coordinate with the LACDPW and the utility agency to ensure specific design features are installed as required.</p>	
I 4.15-4 Relocation of one 220-kv electrical transmission line may result in additional impacts to sensitive receptors within the proposed project.	Less than significant	None required; however, adherence to mitigation measures MM 4.15-5 and MM 4.15-8, which are related to implementation of the natural gas pipeline, will contribute to the reduction in any incremental impacts associated with the electrical transmission lines.	Less than significant

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
4.16 Parks and Recreation			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.16-1 The proposed project would generate the need for additional local park space to satisfy Los Angeles County parkland obligations.	Less than significant	None required	Less than significant
I 4.16-2 The proposed project would increase the use of existing neighborhood and regional parks or other recreational facilities.	Less than significant	None required	Less than significant
I 4.16-3 The proposed project would be consistent with local and regional goals, plans, and policies.	Less than significant	None required	Less than significant
4.17 Land Use			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.17-1 Implementation of the proposed project could result in a potentially significant adverse impact if land uses are inconsistent with those designated in the NorthLake Specific Plan.	No impact	None required	No impact
I 4.17-2 Implementation of the proposed project could result in a potentially significant adverse impact if on-site land uses are not compatible with surrounding land uses.	Potentially significant	Please refer to Sections 4.4 (Noise), 4.7 (Biological Resources), and 4.9 (Visual Qualities) for identification of relevant mitigation measures that would reduce any potential impacts related to the project's compatibility with surrounding land uses to levels considered to be less than significant.	Less than significant
I 4.17-3 Implementation of the proposed project could result in a potentially significant adverse impact if it conflicts with any applicable area plans, including various biological plans such as a habitat conservation plan or a community conservation plan.	Significant	No feasible mitigation measures are available.	Significant
4.18 Population, Housing and Employment			
Mitigation Measures from 1992 SP EIR to Carry Forward (with no change).	NA	None	NA

TABLE ES-1 (Continued)
EXECUTIVE SUMMARY OF NORTHLAKE SPECIFIC PLAN SEIR
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact Summary Statement	Level of Significance without Mitigation	Recommended Mitigation Measures	Net Level of Significance (After Mitigation)
Mitigation Measures from 1992 SP EIR to Carry Forward as Modified.	NA	None	NA
Mitigation Measures from 1992 SP EIR No Longer Required.	NA	None	NA
I 4.18-1 The proposed project will result in increased population for Los Angeles County.	Less than significant	None required	Less than significant
I 4.18-2 The proposed project could beneficially impact the County's existing housing needs.	No impact (beneficial impact)	None required	No impact (beneficial impact)
I 4.18-3 The proposed project could potentially exceed SCAG's employment projections.	Less than significant	None required	Less than significant
I 4.18-4 Implementation of the proposed project could potentially result in a demand for new employment opportunities in the region.	Less than significant	None required	Less than significant